055.0	0001	0012.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	676,400 /	676,400
					USE VALUE:	676,400 /	676,400
					ASSESSED:	676,400 /	676,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY JOHN A
Owner 2:	
Owner 3:	
Street 1:	98 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SPRAGUE MARY M -
Owner 2:	-
Street 1:	29 DUDLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .132 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Wood Shingle Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5745.000	261,800		414,600	676,400
Total Card	0.132	261,800		414,600	676,400
Total Parcel	0.132	261,800		414,600	676,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.75 /Parcel: 422.75

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 055.0-0001-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	261,800	0	5,745.	414,600	676,400		Year end	12/23/2021
2021	101	FV	253,500	0	5,745.	414,600	668,100		Year End Roll	12/10/2020
2020	101	FV	253,500	0	5,745.	414,600	668,100	668,100	Year End Roll	12/18/2019
2019	101	FV	201,500	0	5,745.	414,600	616,100	616,100	Year End Roll	1/3/2019
2018	101	FV	201,500	0	5,745.	278,400	479,900	479,900	Year End Roll	12/20/2017
2017	101	FV	201,500	0	5,745.	266,600	468,100	468,100	Year End Roll	1/3/2017
2016	101	FV	201,500	0	5,745.	242,900	444,400	444,400	Year End	1/4/2016
2015	101	FV	189,600	0	5,745.	195,500	385,100	385,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPRAGUE MARY M,	78494-176	1	8/18/2021		620,000	No	No		
HENDRICKSON PHI	71951-61	1	11/30/2018	Family	232,750	No	No		
REMALY MARK/KAT	22218-387		7/17/1992		160,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2013	720	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
5/1/2019	SQ Returned	MM	Mary M
10/4/2018	MEAS&NOTICE	PH	Patrick H
4/30/2014	External Ins	PC	PHIL C
6/19/2013	Info Fm Prmt	EMK	Ellen K
2/13/2009	Meas/Inspect	189	PATRIOT
1/31/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/5/2000	Measured	277	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5745		Sq. Ft.	Site		0	70.	1.03	11									414,645						414,600	

USER ACCT / GIS Ref / GIS Ref / Insp Date

User Acct: 36669
GIS Ref:
GIS Ref:
Insp Date: 10/04/18

!4430!

PRINT

Date	Time
12/30/21	00:33:27

LAST REV

Date	Time
09/16/21	16:48:12
jorourke	
4430	

USER DEFINED

Prior Id # 1:	36669
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Total AC/HA:	0.13189	Total SF/SM:	5745	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	414,645	Spl Credit		Total:	414,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.30624998
Const Adj.:	0.99000001
Adj $ / SQ:	174.580
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399327
Depreciation:	137568
Depreciated Total:	261759

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

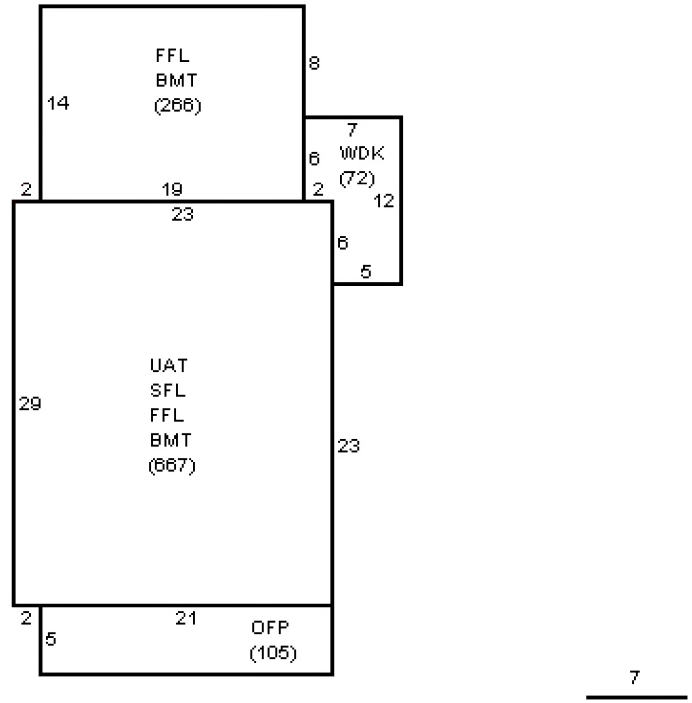
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	174.58
Special Features:	0	Val/Su Net:	91.00
Final Total:	261800	Val/Su SzAd	163.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	933	52.370	48,865
FFL	First Floor	933	174.580	162,883
SFL	Second Floor	667	174.580	116,445
UAT	Upper Attic	167	69.830	11,645
OFP	Open Porch	105	31.890	3,349
WDK	Deck	72	15.840	1,140

	Net Sketched Area:	2,877	Total:	344,327	
Size Ad	1600	Gross Area	3377	FinArea	1600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

055.0-0001-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	